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2 COLE STREET SCUNTHORPE NORTH LINCOLNSHIRE DN15 6QZ

TO LET:
£7250 PER ANNUM
276 sq ft (24.89 sq m)

- Town centre location.
- Kiosk unit.
- Approx size 24.89 sqm 276 sq ft.
- Full depth display windows.
- Immediately available.
- First & second floors undergoing refurbishments scaffolding will be removed shortly.



Location:

The subject property is situated in Scunthorpe which is the commercial centre of North Lincolnshire. Scunthorpe has a resident population of approximately 75,000 with industry, retail and amenities commensurate with its size. The unit is located on Cole Street within the heart of Scunthorpes town centre retail area with retail units opposite forming part of The Foundry shopping precinct approximately 50m to the south on Cole Street is the start of The Parishes shopping centre which extends to approximately 250,000 sq ft of commercial space. The unit is also only a short distance from the High Street which has a wealth of national and regional retailers and is pedestrianised. Users close by include David Jason, F Hinds, New Look, Herbert Brown Jewellers, Primark, HSBC Bank. At this location this part of Cole Street is pedestrianised with the unit well placed to take advantage of the heavy footfall of pedestrians accessing this retail area.

Description:

The unit is set within a block of retail units with accommodation set out on ground floor. Ground Floor - Modern shop front with centrally placed entrance door, false ceiling, vinyl floor covering. The unit in the past has been used as a tea room for approximately 12 people with the previous tenant utilising outside seating subject to the approval of the Local Authority. Alternatively, this unit would be ideal for a small retail kiosk. WC accommodation. The first and second floor is being fully refurbished into flats and the scaffolding will be removed shortly.

Accommodation:

Description	sq ft	sq m
GROUND FLOOR		
Retail/Tea room	276	24.89
WC accommodation		
Total	276	24.89

Rates:

Rateable Value £6,800 pa. It is possible that an occupier may qualify for exemption to the payment of business rates under the small business rate relief scheme. Interested parties should make their own enquiries to the Rating Authority to verify the current rating liability (01724 296296).

Services:

We understand that electricity, water and drainage are available to the subject property. Services have not been tested and prospective occupiers are advised to check the adequacy of the supply for their intended use.

Disposal Terms:

The subject property is offered on a new lease the terms of which are negotiable with the tenant being responsible for services, rates, internal repairs and external repairs and decorations to shop front along with landlords legal costs in lease preparation.

Viewing:

Viewing is strictly by appointment with the agent. Please contact the Scunthorpe office on 01724 870520 to arrange a viewing.

Rent

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